

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 11/6/2025

Acct ID: 131686

MTL: 082W25C000300P1

Date: 11/19/25

Appr: 02

ts 12-24-25

Prop Class: 019

RMV Prop Class: 019

Situs: 230 EVERGREEN DR # 3 AUMSVILLE, OR 97325

MaSaNh: 17 05 000

Unit: 142823

Year: 2026

Last Date Appraised: 08/05/2015

Appraiser: THERESA SWEARINGEN

Tag: Y N

Tag info:

Owner: ANDERSON, HEATHER

Last Sales Date: 06/27/2025

Roll Type: MS

Cycle Tag Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

NSP

AV: 37250

RMV Land: 0

RMV Imp: 45220

RMV Total: 45220

MAV: 37250

MSAV: 0

SAV: 0

Comment: EVERGREEN ESTATES, SPACE #3, MS SERIAL # ORFLL48AB1154GH, X # X00210505, PERSONAL MS

Improvements - Residence / Manufactured Structures

update class 500 & 846-1/0

Bldg: 1

Code Area: 05050

Stat Class: 447

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 1296

% Complete: 100.00

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 27x48

RMV: 45220

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	4	Finished	1296	3	FB-2	1990	1990	KIT-, SKIRT, ROOF, HVAC+, BATH - 2

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	4	66	1990	537	0
ROOF EXTENSION OR PATIO COVER	4	336	1990	3305	0



ms

Remod/move in ready

Finish Paint-ext w.m.

New Deck

Photos

New Floors, Paint

D.Kit cabinets,

Side Repair w BACK w.m.



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 131686

MTL: 082W25C000300

MaSaNh/P.Class: 1705000/019

Appraiser: THERESA SWEARINGEN

MS Acct: 131686

Date Printed: 11/6/2025

Situs: 230 EVERGREEN DR # 3 AUMSVILLE, OR 97325

Grantor:
FLORES, LORENZO

Grantee:
ANDERSON, HEATHER

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 6/27/2025 Total: 56400
Sale Price: 118000 Ratio (Cert. Total RMV/Sale Price): 48
Condition Code: 00

Attempt	Date/Time	Reason
1 st	11/19/25 9:50	LCB
2 nd		

Contact: Heather Phone/email: _____

1. Was the property listed on the open market? Days: 51 MLS: 828618 Y N

2. Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____

3. Did the seller pay closing costs or make other concessions? \$ _____ Y N

4. Was the sale between related parties? (business or family) Y N

5. Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N

6. Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

7. Have any improvements been made since the time of sale? Y N
If yes, describe: _____

\$10,000 in repairs for exterior fixes

Comments:

Plumbing issue

overpaid for issues found

\$18,000

Appraiser: 02 Date: 11/19/25

a flip
Purchased 2/11/25 - prior sale

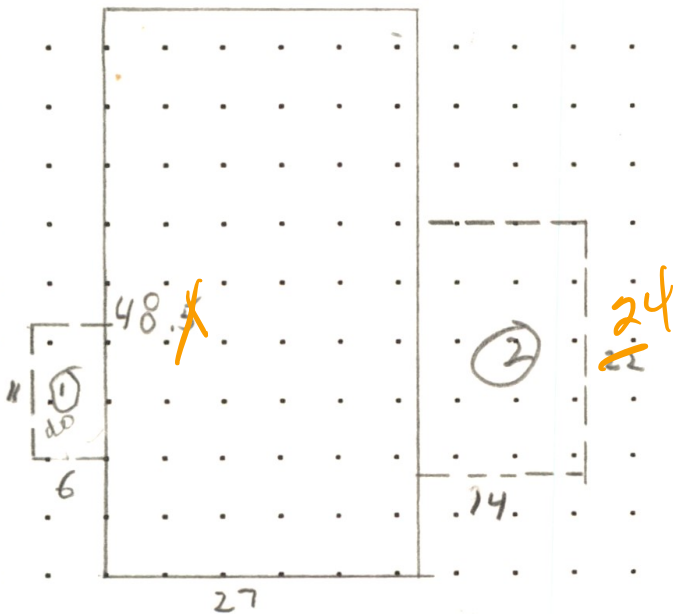
M/13/686

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: X 210505

MAP NO: 082W 25C

TAX LOT: 300



CALCULATIONS:

SCALE: 1" = 20'

EVERGREEN EST #3

MEASUREMENT VERIFIED		YR BLT: 90	ADDRESS: 230 EVERGREEN DR	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
3-12-91	KKB65				
6-13-02					
6-18-08	DT4 NV				
8-5-15	DT4 NV-cycle				